

WARRANTY DEED

STATE OF MISSISSIPPI COUNTY OF DESOTO

THIS INDENTURE, made and entered into this **28th day of July, 2006**, by and between Donna L. Byars, an unmarried person, party of the first part, and Michael R. Munns and wife Carrie L. Munns, as joint tenants with full rights of survivorship and not as tenants in common, party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and warrant unto the said party of the second part the following described real estate, situated and being in the **City of Horn Lake, County of DESOTO, State of Mississippi**, to-wit:

Lot 523, Section B, DeSoto Village, Subdivision, Section 34, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 8, Page 12, in the Register's Office of DeSoto County, Mississippi to which plat reference is hereby made for a more particular description of said property.

The above described property may be filled land or partially filled land and the Seller makes no representation as to said property being undisturbed land and the Seller is not to be responsible or liable for any claims of any kind or character because of said property being filled land or partially filled land.

The Seller or Developer makes no warranty concerning the degree of rainwater inundation that may result on the aforementioned lot since said inundation can be expected with rainfall which exceeds the design standards.

The aforescribed real property was conveyed to Russell Edgar Byars and wife Donnal L. Byars, by Embassy Builders, Inc., by deed dated September 21st, 1972, and recorded in Book 98, Page 567, in the Register's Office of DeSoto County, Mississippi and further conveyed to Donna L. Byars, by Russell Edgar Byars, by Quit Claim Deed dated December 6th, 1985, and recorded in Book 183, Page 436, in the Register's Office of DeSoto County, Mississippi.

TO HAND AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

THE CONSIDERATION for this conveyance is as follows: \$175,000.00.

WITNESS the signature of the said party of the first part the day and year first above written.


DONNA L. BYARS

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of July, 2006, within my jurisdiction, the within named **Donna L. Byars**, who acknowledged that she executed the above and foregoing instrument.



LSA
Notary Public

My Commission Expires:

Grantor's Mailing Address and Phone Numbers:

Donna L. Byars

6684 BLACK THORNE DR
WALLS MS 38680-9139

Phone # 662-781-2653

Grantee's Mailing Address and Phone Numbers:

Michael R. Munns

Carrie L. Munns

6070 Kentwood Drive

Horn Lake, MS 38637

Phone# 901-413-0769

This Instrument Prepared By:

Rhonda Bundy, Attorney
6363 Poplar Ave. Ste. 440
Memphis, TN 38119

RETURN TO:

EDCO Title & Closing Services Inc.
6510 Stage Road Ste. #1
Bartlett, TN 38134
901-382-0470